

# Timing Your Building Project

**Good up-front planning saves money and speeds up construction**

- It usually takes about eight months to build an average custom home and a year or more to complete a complex custom home.
- The actual time taken to complete the project to occupancy depends on the size, location, weather, permitting, inspections and other site specific issues.
- The idea is to work backwards from the projected occupancy date to determine when you need to start your project.

## PLANNING

	Activity	Average (weeks)	Your Project (weeks)
<b>Scope of project</b>	<ul style="list-style-type: none"> <li>• Assemble site specific information</li> <li>• Develop concept design</li> <li>• Material selection and rough budget</li> </ul>	4	_____
<b>Finalize design and get blueprints</b>	<ul style="list-style-type: none"> <li>• Final changes to preliminary plans</li> <li>• Blueprint preparation</li> <li>• Prepare final budget</li> </ul>	4	_____
<b>Permits, approvals and scheduling</b>	<ul style="list-style-type: none"> <li>• Local engineering &amp; other approvals</li> <li>• Building permits (usually good for 2 years)</li> <li>• Choose a general contractor and trades</li> <li>• Order materials &amp; set delivery date</li> </ul>	6	_____

## CONSTRUCTION

<b>Site preparation and foundations</b>	<ul style="list-style-type: none"> <li>• Land clearance &amp; access</li> <li>• Excavation &amp; foundations</li> <li>• Drainage &amp; backfill</li> <li>• Utilities to site</li> </ul>	Average (weeks) 4	Your Project (weeks) _____
<b>Framing to Lock-up</b>	<ul style="list-style-type: none"> <li>• Material package delivery</li> <li>• Structural framing &amp; roofing</li> <li>• Rough-in utility services</li> <li>• Install windows, doors &amp; siding</li> </ul>	Average (weeks) 6	Your Project (weeks) _____
<b>Finishing to Occupancy</b>	<ul style="list-style-type: none"> <li>• Insulation</li> <li>• Drywall &amp; paint</li> <li>• Flooring &amp; tile</li> <li>• Plumbing, electrical &amp; HVAC fixtures</li> <li>• Millwork &amp; trim, etc.</li> </ul>	Average (weeks) 8	Your Project (weeks) _____
<b>TOTAL TIME TO COMPLETION</b>		Average (weeks) 32	Your Project (weeks) _____

**Need Advice? Cedar Designs @ 800-728-4474**